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State of Connecticut
SENATE

ASSISTANT SENATE REPUBLICAN LEADER

RANKING MEMBER
GOVERNMENT ADMINISTRATION &
ELECTIONS COMMITTEE
LABOR COMMITTEE

MEMBER
COMMERCE COMMITTEE
JUDICIARY COMMITTEE

Testimony of Senator Rob Sampson
Housing Committee
March 10, 2022

H.B. No. 5344 (RAISED) AN ACT CONCERNING ADVANCE RENTAL PAYMENTS.

H.B. No. 5345 (RAISED) AN ACT CONCERNING SECURITY DEPOSITS.

Co-Chairs Lopes and Williams, Ranking Members Cicarella and Polletta, and esteemed member of the Housing Committee,

Thank you for the opportunity to testify on House Bills 5333 and 5345 that would allow landlords to accept advance rental payments and security deposits.

I do not support any policy including our current law that creates any limitation on the landlord or tenant to determine the terms of their agreement. I submitted proposals to your committee that would have simply eliminated any limitations on rent prepayment or security deposits. There are two reasons why this should be the policy of our state and the law should be modified to remove any limits.

First, the state has no business interfering in a private contract between citizens. It is a voluntary agreement on both sides of the equation and outside the realm of the state legislature's proper authority. Remember that we are the representatives of our constituents and not their lords or masters. The CT General Assembly should not be in the business of limiting the freedoms of the people it claims to represent.

Second, the current policy is harmful because it prohibits transactions that would otherwise occur - transactions that benefit both the landlord and the tenant. For example, it is a common occurrence for a tenant with bad credit history to be turned down by a landlord because the landlord is unwilling to take on the risk of having an unreliable tenant. Consider that in these cases, the tenant may be willing to offer a more substantial security deposit or prepayment of rent to the landlord to reassure them of the quality of their application. Under current law, the landlord is prohibited from accepting these terms and must turn away the tenant applicant. To put it bluntly, that is simply stupid and unnecessary. This is just another example of an overzealous government attempting to manage its citizens' affairs and creating a negative outcome. It is time to repeal this restriction and allow our constituents to work the terms of their lease agreement and payments for themselves.

Thank you for your consideration and I look forward to working with the committee in our efforts to make the great state of Connecticut a better place to live and work.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Sampson".

State Senator Rob Sampson
16th District